

TO: DEVELOPMENT REVIEW BOARD **DATE:** December 18, 2003
FROM: CURRENT PLANNING SERVICES
SUBJECT: CASE 87-DR-2003
REQUEST: Request approval for entry monument details & elevations
PROJECT NAME: Madrid Subdivision Entry Monuments
LOCATION: SWC, SEC, NWC and NEC Frank Lloyd Wright & Thunderbird.

DEVELOPER/OWNER: Hancock M.T.H. Builders Inc
ARCHITECT/DESIGNER: N/A
ENGINEER: Stantec Consulting Inc.
APPLICANT/COORDINATOR: Hancock M.T.H. Builders Inc/Sheryl Morgan
8501 E Princess Dr Ste 200
Scottsdale, AZ 85255
480-303-6700

STAFF RECOMMENDATION: APPROVE subject to the attached stipulations.

PUBLIC COMMENTS: There have been no comments regarding this application

REQUEST: This is a request for approval of the entry monuments for a single-family residential subdivision currently under construction.

LOCATION & ZONING: The subdivision is located on the north and south sides of Frank Lloyd Wright Boulevard at Thunderbird Road, and is zoned Single Family Residential District (R1-10).

CHARACTERISTICS: Frank Lloyd Wright Boulevard splits this subdivision. This subdivision is surrounded by single-family homes to the south, west, and north. A school, public park, and small commercial area are located to the east of the subdivision.

HISTORY: This property was rezoned in 2002 and the subdivision was approved in 2003. In June 2002, the Development Review Board approved the perimeter wall and entry gates with the preliminary plat of this subdivision. The overall treatment along Frank Lloyd Wright Boulevard, including a minimum 30-foot wide landscaped buffered setback, is consistent with the Frank Lloyd Wright Boulevard Streetscape Guidelines. The concrete block perimeter wall is colored purple-haze and gray, and entry gates along Frank Lloyd Wright Boulevard and Thunderbird Road incorporate Frank Lloyd Wright design elements.

DISCUSSION: The applicant is now proposing to enhance the three subdivision entrances with a new cottage style entry feature located near each entrance gate in the perimeter wall alignment. The three entry features are identical and are designed to incorporate detailing of the homes that are under construction and the design

principals of Frank Lloyd Wright. The entry features reach 11.5 feet tall and 30-feet long, and have a combination of ledgerstone, fieldstone, and wood timber treatments. The entry features also have concrete roof shingles on a low-pitched roof, black iron grid accents to match the iron entry gates, and prairie pots flanking the identification sign.

RELATED CASES: 1-ZN-2002; 1-GP-2002, 5-PP-2002

Tim Curtis
Project Coordination Manager
480-312-4210

ATTACHMENTS: #1-Project Narrative
#2-Context Aerial
#3-Elevations
A-Stipulations/Ordinance Requirements

November 19, 2003

Hancock Communities
8501 E. Princess Drive, Suite 200
Scottsdale, AZ 85255

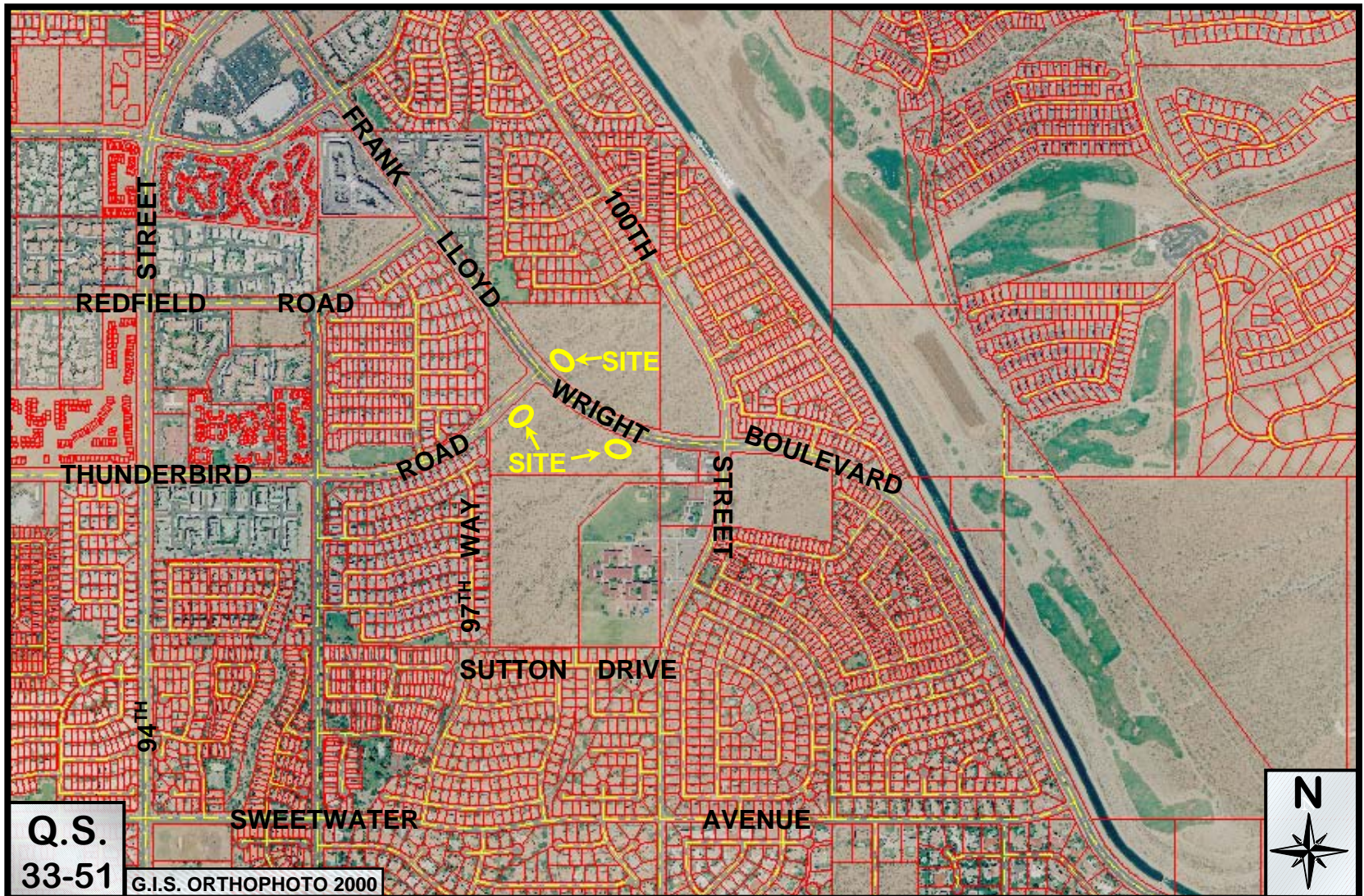
Re: Hancock Communities/Madrid Subdivision Entry Feature

Design Narrative:

The proposed entry feature being developed for Hancock Communities at their Madrid subdivision at Frank Lloyd Wright Boulevard and Thunderbird Road is an attempt in design that will blend both the Hancock Communities architectural design detailing of their product homes with the design principals historically seen through the work of architect Frank Lloyd Wright. The entry feature at Madrid is an attempt to elevate a "sense of arrival" to the proposed residential enclave.

The main focal point of the entry feature is a strong architectural "cottage" element that brings together the organic architecture of Frank Lloyd Wright seen through the angled battered walls, drystack ledgerstone veneer treatments, fieldstone veneer treatments and wood timber detailing. Centered in this building element are openings within a series of three iron grid accents suggesting "windows". All of the above design elements being interpreted from the Hancock Communities product line and Wright design principals.

The mass of the building element is connected to angled battered walls that are detailed with iron grid accents to support a strong horizontal band that ties into the perimeter walls, the building element and the iron entry gates. Gracing the front of the building element is a terrace that will feature the slate signage facefront and two pairs of Wright prairie pots. The terrace will be treated with drystack ledgerstone veneer. The perimeter walls will demonstrate the historical Wright "grid" with the use of split face block and scored fluted block. The iron gates for both pedestrian and vehicular traffic will be interpretations of Wright influenced glasswork that brings together the marriage of the grid and angled geometry.



Madrid Entry Monument

87-DR-2003

ATTACHMENT #2

Architectural drawing of the Major Monument Front View. The drawing shows a stone and brick structure with a sign reading "MADRID". The drawing includes various material callouts such as "M1 BRIT FACE BLOCK", "M2 FLUTED BLOCK", "M3 PRECAST CAP", "M4 STEEL ACCENT GRILLE", "M5 STONE VENEER", "M6 ROOFING SHINGLES", "M7 SLATE SIGNFACE", and "M8 REVERSE FIN CHAMFER LETTERING". A scale bar indicates 1/2" = 1'-0".



HANCOCK COMMUNITIES
MADRID ENTRY MONUMENT
CONCEPT DESIGN

phone: (602) 276-2802
fax: (602) 276-0970

WCA
Interiors & Graphics

Sheet

Stipulations for Case: Madrid Entry Feature Case 87-DR-2003

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by MGA Interiors and Graphics with a date by staff of 11/25/2003.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Stantec with a date by staff of 11/25/2003.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Stantec with a date by staff of 11/25/2003.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All stipulations from case 5-PP-2002 continue to apply.

EXTERIOR LIGHTING DESIGN:

DRB Stipulations

3. All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward.

Landscape Lighting

- a. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
- b. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable zoning and Development Review Board cases for the subject site were: 5-PP-2002, 1-ZN-2002

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

CIVIL IMPROVEMENT PLAN REQUIREMENTS:

DRB Stipulations

4. All engineering stipulations from previous cases continue to apply.